

Design of 15 storey waqf Building Male'

Scope of Works

Project Title:

Design and Detailing of Fourteen (15) Storey Commercial Building

Project Description:

The proposed project is a **14-storey mixed-use commercial building** to be developed on a **10,000 sq.ft.** plot and estimated **GFA of 150,000 sq.ft.** Located in Male' Maldives. The structure will accommodate **office spaces, a multipurpose/convention hall (800 pax), two residential floors with apartments, and basement and partial ground floor parking facilities.**

The design consultant shall provide all necessary **architectural, structural, and MEP designs** and documentation required for construction and regulatory approvals, in accordance with **Eurocode / BS Standards /** and local building guidelines.

1. Building Composition

No.	Floor	Designation / Function
0	Basement	Parking (Fee-based facility)
1	Ground Floor	Parking + Reception / Access Lobby/ Commercial spaces
2	First Floor	Office/Commercial Spaces
3	Second Floor	Multipurpose / Convention Hall (800 pax capacity)
4	Third Floor	Office Spaces
5	Fourth Floor	Office Spaces
6	Fifth Floor	Office Spaces
7	Sixth Floor	Office Spaces
8	Seventh Floor	Office Spaces
9	Eighth Floor	Office Spaces
10	Ninth Floor	Luxury Apartments
11	Tenth Floor	Luxury Apartments
12	Eleventh Floor	Office Spaces
13	Twelfth Floor	Office Spaces
14	Thirteenth Floor	Office Spaces
14	Fourteenth Floor	Office Spaces
15	Terrace Level	Roof Deck / Event Space / Service Area

2. Concept Design

2.1 Pre-Design

- The Consultant shall conduct a mandatory pre-design phase to formally validate the Client's project brief, spatial requirements, and operational goals. A Brief Validation Report must be approved prior to commencing Concept Design.
- The consultant must execute a comprehensive Site Analysis Report, including geotechnical evaluations, water table management, and solar/wind studies.
- Height vs. Storey Feasibility Study: The Consultant must conduct a structural and spatial feasibility analysis demonstrating how 14 storeys, including an 800-pax convention hall, can be achieved within the 45m maximum height limit without compromising required floor-to-ceiling heights, structural slab depths, or MEP integration routing. If deemed unfeasible, the Consultant must propose alternative height/storey strategies for Ministry approval.

2.2 3D Concept Development

- Conceptual building massing and façade studies.
- Presentation renderings for client review and design approval.

2.3 Mood Boards

- Material and colour palettes for interior and exterior finishes.
- Thematic references for offices, convention hall, and apartments.

2.4 Schematic Design

- Schematic Design: Upon approval of the Concept Design, the consultant shall develop scaled spatial layouts, circulation flow diagrams, architectural elevations, and initial MEP/Structural narratives. Approval of this stage is mandatory before proceeding to Detailed Construction Design.

3. Detailed Construction Design

3.1 Architectural Design

- Complete set of construction drawings including:
 - a. Floor plans, elevations, and cross-sections.
 - b. Door & window schedules.
 - c. Ceiling, lighting, and finishing plans.
 - d. Roofing, parapet, and waterproofing details.

- e. Staircase, lobby, and facade detailing.
- f. Material finishes and connection details as required.

3.2 Structural Design

- Comprehensive structural design documentation including:
 - a. Foundation, column, and beam layout plans for all floors.
 - b. Reinforcement details and construction joints.
 - c. Load analysis, design calculation sheets, and BM/SF charts.
 - d. Structural safety and serviceability verification per code.

3.3 MEP Design

a. Plumbing & Drainage

- Fresh water supply, wastewater, and storm drainage layouts.
- Vertical riser diagrams, schematic flow layouts, and tank sizing.

b. Electrical & Solar Systems

- Lighting and power distribution layouts.
- DB schedules, SLDs, lumens and load calculations.
- Solar PV integration for rooftop system
- Fire alarm, CCTV, PA, and communication systems.

c. HVAC

- Air-conditioning and ventilation duct layouts.
- Equipment selection, BTU calculations, and energy efficiency analysis.

4. Bill of Materials

- Comprehensive material schedule including item descriptions, units, and total estimated quantities for all disciplines.

5. Bill of Quantities (BOQ)

- Preparation of:
 - a. **Unpriced BOQ:** Quantities and descriptions for tender / review.
 - b. **Priced BOQ:** Market-rate based cost breakdown with unit rates, subtotal, and overall project cost summary.
- BOQ shall include preliminaries, general requirements, contingencies, and total project estimate.
- Rates shall reflect **current local market conditions** for materials, labour, and plant.

6. Technical Specifications

- Detailed material and workmanship specifications covering all BOQ items.
- Shall reference relevant codes, standards, and manufacturer guidelines.

7. Interior Design

- Interior layouts and finishing schedules for apartments, offices, and convention areas.
- Colour schemes, furniture layouts, lighting, and material specifications.
- 3D renders for key spaces and typical unit design mock-ups.

8. 3D Visualization & Presentation

8.1 3D Model

- Full 3D model of building exterior and interiors (Revit / SketchUp).

8.2 Walkthrough Animation

- High-quality rendered walkthrough showing main entrances, lobby, offices, apartments, and terrace space.

9. Deliverables Summary

#	Deliverable	Format
1	Concept Design & Mood Boards	PDF / JPEG / PPT
2	Brief Validation & Site Analysis Report	(PDF)
3	Height vs. Storey Feasibility Study	(PDF)
4	Schematic Design Package	(AutoCAD & PDF)
5	Detailed Architectural Drawings	AutoCAD / PDF
6	Structural Drawings & Calculations	AutoCAD / PDF / Excel
7	MEP Drawings (Plumbing, Electrical, HVAC)	AutoCAD / PDF
8	Bill of Materials	Excel
9	Bill of Quantities (Unpriced & Priced)	Excel / PDF
10	Technical Specifications	Word / PDF
11	Interior Design Package	PDF + 3D Renders
12	3D Model & Walkthrough	Revit / Media
13	Stamped full-drawing sets	PDF / Hard Copy
14	Approved Fire safety drawings	PDF / Hard copy